

**GRATZ BOROUGH COUNCIL
N CENTER STREET
PO BOX 305
GRATZ, PA. 17030**

April 8, 2026

The Regular Meeting was held in the Gratz Boro Meeting Room at 7:00 P.M. with the following, persons attending: President William Reed, Mayor Lynn Schadle, Lori Williard, Jem Jeffries, Coy Rickert, Nathan Steinbach

JHA: Absent

Solicitor: Sean Logsdon ESQ

Lehigh Engineering: Absent

Citizens: Bruce Wolfe, Rusty Hubler, Troy Schadel, Aiden Welsh, Kylie Bender, David Koppenhaver, and Diane Schadle

This meeting is being recorded.

Pledge to the Flag

Public Meeting: This Public Meeting and Ordinance was advertised. Ordinance of Gratz Borough amending the Gratz Borough Zoning Ordinance to define permitted areas for Data Centers. The proposed ordinance amends the Gratz Borough Zoning Ordinance by revising Part 2 (Definitions), Part 5 (Table of Land Uses), and Part 6 (Supplemental Regulations) to establish comprehensive regulations for Data Centers, Data Center Accessory Structures, Data Center Power Substations, and Data Center Campuses.

Sean reviewed the following provisions

- A. Defines data center-related uses
- B. Permits Data Centers by Conditional Use in the I-1 Industrial District
- C. Establishes height, setback, buffering and noise standards
- D. Regulates backup generators, fuel storage, energy generation, and emergency response planning
- E. Imposes extensive water supply, water usage, and water impact study requirements, including bonding
- F. Creates an Industrial-Agricultural Data Center Overlay District, with additional protections for agricultural operations, residences and natural resources.

Bruce Wolfe said that there would be another category regarding private use of Companies, it would have smaller requirements. Sean said that we would get an Ordinance for smaller use of Data Centers.

Troy Schadel ask about Tax Revenue. Sean said that he had not seen anything regarding tax revenue and felt it would be accessed high.

On a motion made by Coy Rickert and seconded by Nathan Steinbach to accept the Data Center Ordinance presented by Sean. Ordinance 4826. Motion carried.

Minutes: On a motion made by Jem Jeffries and second by Coy Rickert to approve the minutes as read. Motion Carried.

Report on Engineer: Mayor Lynn Schadle said they received the paperwork for the survey for the Market St multimodal Mobility Corridor. We should be able to plan the survey for 3 blocks that will be happening this month. That will be from Specktown to the end of Chestnut Street (50 feet beyond Chestnut).

Citizens to be Heard: Bruce Wolfe wanted to talk about the G Morris Final Develop plans. He received some information and by working with the Planning Commission, giving them input, Bruce does not have information from early on. Bruce felt all these documents get tied together. Sean will try to get the earlier documents sent electronically to Bruce. Sean will also check with Pete. Bruce had a list of other things that he had questions about submission of documents and Zoning should be reviewed. Bruce felt in his opinion missing the documents would be in favor of us. Bruce also felt the residence and the Fire Company should have information and updates on the Solar Plans. Bruce said he is not against Solar.

David Koppenhaver wanted to give everyone an update on the Shade Tree Committee our 26th annual Arbor Day will be April 17th at 6:00 PM at the park. The location of the tree is still to be determined. Also, there will be a celebration of Clair Koppenhaver who passed away. Clair was very active in the Community and a part of the Parks and Recreation. An Autumn Blaze Maple tree will be planted in his honor.

David had some calls from residents about trimming the trees that are touching the homes. After the blossoms are done those trees will be trimmed first and then later the rest of the trees will be trimmed. This should take place in early May. Dave will get a quote to Council.

Code Enforcer and Zoning/Bldg. Permits: Lynn Schadle said he had already talked to Ed regarding Matthew Stoltzofus and Mark Fisher (Village Beacon) and both were declined and said one was our fault. We had some Amish buying property in town and there were issues regarding the setback, there was the 200-foot set back on one side but not on the other. We have other paperwork that will be sent for Ed to schedule a zoning hearing. The other Mark Fisher at the Village Beacon was declined because he wants to put a 15 by 18 Pavillion across the street from the Village Beacon in which he owns, because where the picnic tables are there is no primary structure so in order to put up a Pavillion we would need zoning hearing to approve it would be an auxiliary structure which is owned by the Village Beacon. Sean will coordinate the Zoning Hearing Board and the Borough at the same time review these permits. Jem said we had the same thing regarding her dad. Lynn said to get the information into Sean to get approved by the Zoning hearing. Sean will schedule the dates.

Sewer Authority: Meeting April 14, 2026

Planning Commission: Sean reported that there will be a meeting on the 20th of April, the last meeting, the G Morris Solar will be in the reviewing stage by the engineers and attorneys and will have 90 days' increments. By this means if they can't comply, they will ask for an extension.

The Saldo will be on the agenda, Sean did not receive any comments back. Sean is putting MI Windows on the agenda again in case anything needs to have approval.

Gratz Boro Building Authority: No Report

Mayor Report: Mayor Lynn Schadle wanted to let the Council know that Cindy, Bill and Lynn had gone to Bird-N-Hand Bank to open a money market account with the CD that came due from Mid Penn Bank in the amount of \$570,224.49. The money market is paying 3.51% with 25 transactions amount permitted. The amount put in the Money Market was \$240,000.00 so we would be FDIC insured. Balance \$330, 224.49 will be put in a Bird-N-Hand ICS account which earns 3.45%. What an ICS account is they are administered by a third party, we give them notice as to where our money is, such as Link bank and Mid Penn Bank. They will then utilize our funds and invest them in other Banks, will keep under the \$250,000.00 so we would be FDIC insured. If we need any of that money, we will give notice and they will then deposit it in our money market account that day if after 1:30 the following day. Lynn said that it is a good way to have availability of our money and still make a good return.

Lynn said that Tim Leshner contacted 3T to come by the end of the week and to give us a quote to replace the entire electrical box at the Community Center. Lynn said we would like to get this done sooner than later so when Tim gets the quote the Council will be contacted for a vote.

COMMITTEE REPORT

Recreation: Kylie Bender reported that Friday the 10th of April mulch will be delivered back to the park. MI Windows is sponsoring the mulch. As of now, the calendar for May, June, July and August there are only 2 days left to rent. May 30th is the parade. The Parks and Recreation are getting T shirts which are being worked on now. Kids activities, food trucks, Andrew Romberger will be singing as well as the Bands. Regarding the Senior Banners there are 11 Banners, only 4 of them are from Borough so 7 of Banners will be covered by Lykens Twp. Mommy and me will start a week after school starting June 5th and this year will be partnering with the Boardwalk whoever comes to Mommy and me will receive a free hot lunch. This will be a trial and hopefully next year we can apply for a grant. Again, Kylie said it is crazy back at the park with the games if we can get cones put on the road, so vehicles slow down. Lynn suggested a barrier across the road so vehicles cannot go past. Kylie said that the softball team put a temporary fence up on the outfield. You can pop it in and out and Kylie put up a sign that read to not take the fence down; it belongs to the softball team. It will be taken down in the middle of June when the softball teams are done.

Cogs: Nathan reported that a meeting will be held April 16th at 6:30 at Elizabethville anybody is welcome to come. Nathan then reviewed the Resolution that the Boro had approved on February 11, 2026.

Highway: William Reed said they got together with PennDOT regarding speed bumps at the park. William said they are going to be doing some small paving streets, one is South Alley and Chestnut Street going back to 2nd Street. At the Bank by David Norris Street. And doing some

hot patching. Somewhere down the line will be doing something on South Center Street down to the Tulpehocken Water Shed Would like to make two lanes at some places.

Ag Security: No Report

Budget and Finance Committee: No Report

Insurance: No Report

Solicitors: Report: Sean talked about the Ordinance between Cogs and EMS, Lynn Schadle thought we should wait and see what is discussed at Cogs meeting April 16th. Sean is also working on an OOR appeal. Lynn ask the cost of this appeal, Sean said around \$1300.00. Sean would like a brief Executive meeting.

Any other Business: William Reed sent everyone the policy for the Council Vacancy Appointment. Once reviewed will do a Resolution next meeting.

Treasurer's Report: The Treasury Report was read, and a motion was made by Nathan Steinbach and second by Lori Williard to pay the bills.

Expenses to be Approved: The Expenses for the month were read. On a motion made by Nathan Steinbach and second by William Reed to pay the bills. Motion Carried

Adjournment: No further business and the meeting was adjourned at 8:10 P.M. on a motion made by Coy Rickert and second by Jem Jeffries Motion Carried

Council then went into Executive Session.

Respectfully Submitted:

Cindy L Shade
Borough Secretary

These notes are intended as an overview of the meetings discussions and not intended as an exact word account of what was said. So, if there are any comments or concerns or objections to what is written within this report. Please forward those comments and we will gladly make any adjustments after the approval of the Gratz Borough Council Meeting.